185.A	0002	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	796,200 / 796,200
					USE VALUE:	796,200 / 796,200
					ASSESSED:	796,200 / 796,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CANNIFF BRIAN J & SHIRLEY M
Owner 2:	
Owner 3:	
Street 1:	71 HATHAWAY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .16 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1964, having primarily Wood Shingle Exterior and 2338 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6975.000	354,700	1,000	440,500	796,200
Total Card	0.160	354,700	1,000	440,500	796,200
Total Parcel	0.160	354,700	1,000	440,500	796,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.55 | /Parcel: 340.55

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

131404

GIS Ref

GIS Ref

Insp Date

08/06/18

!14393!

PREVIOUS ASSESSMENT

Parcel ID 185.A-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	354,700	1000	6,975.	440,500	796,200		Year end	12/23/2021
2021	101	FV	343,600	1000	6,975.	440,500	785,100		Year End Roll	12/10/2020
2020	101	FV	343,600	1000	6,975.	440,500	785,100	785,100	Year End Roll	12/18/2019
2019	101	FV	268,000	1000	6,975.	440,500	709,500	709,500	Year End Roll	1/3/2019
2018	101	FV	268,000	1000	6,975.	371,300	640,300	640,300	Year End Roll	12/20/2017
2017	101	FV	268,000	1000	6,975.	339,800	608,800	608,800	Year End Roll	1/3/2017
2016	101	FV	268,000	1000	6,975.	289,500	558,500	558,500	Year End	1/4/2016
2015	101	FV	266,500	1100	6,975.	251,700	519,300	519,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:55:22

LAST REV

Date	Time
08/30/18	15:03:18
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14393

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAFFERKY KATHLE	1166-138		1/3/1997		234,000	No	No	Y	

USER DEFINED

Prior Id # 1:	131404
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/1998	325	AbvGrd.	2,500					ABOVE GROUND POOL

ACTIVITY INFORMATION

Date	Result	By	Name
8/6/2018	MEAS&NOTICE	BS	Barbara S
11/13/2008	Measured	355	PATRIOT
1/6/2000	Meas/Inspect	163	PATRIOT
2/24/1994		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6975		Sq. Ft.	Site		0	70.	0.90	7									440,475						440,500	

Total AC/HA:	0.16012	Total SF/SM:	6975	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	440,475	Spl Credit		Total:	440,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.15287352
Const Adj.:	0.99989998
Adj $ / SQ:	149.859
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	481912
Depreciation:	127225
Depreciated Total:	354687

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

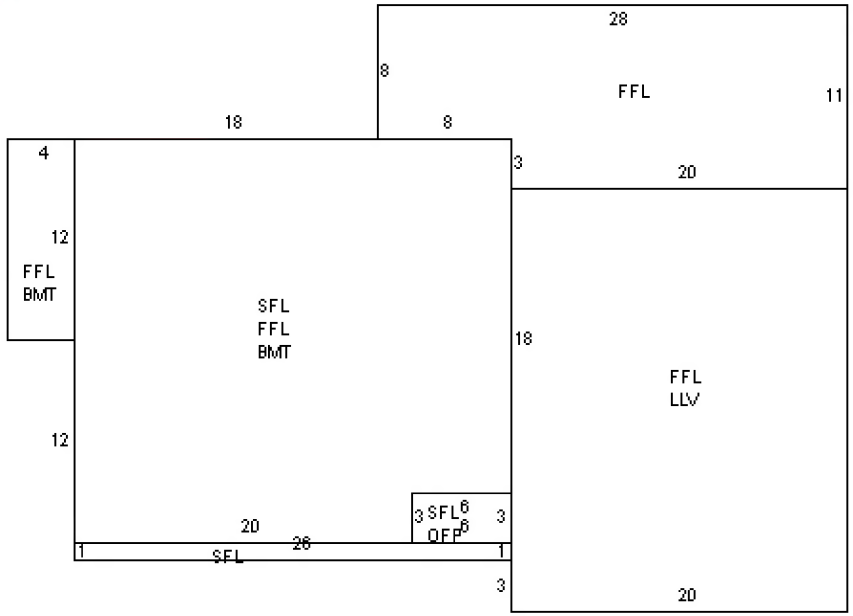
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	149.86
Special Features:	0	Val/Su Net:	108.80
Final Total:	354700	Val/Su SzAd	169.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,438	149.860	215,497
BMT	Basement	654	44.960	29,402
SFL	Second Floor	650	149.860	97,408
LLV	Lower Level	500	98.630	49,313
OFP	Open Porch	18	44.000	792

Net Sketched Area:	3,260	Total:	392,412
Size Ad	2088	Gross Area	3260	FinArea	2338
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

185.A-0002-0012.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
7	Pool A-C	D	Y	1	24	A	AV	1998	50.52	T	16.8	101			1,000			1,000
2	Frame Shed	D	Y	1	8X12	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000